

# Sold

13 MAXWELL AVENUE, SOUTH GRAFTON, NSW, 2460

3  | 1  | 1 



## PRICED FOR IMMEDIATE SALE - DON'T HESITATE!

PRICE:\$430,000

OPEN FOR INSPECTION:  
N/A

Freshly painted in the last few years, this lowset home with distinct 70's features is as solid as a rock. Here the light flows through the entire home, and those breezes are just as nourishing. Polished timber floors are underfoot, and I am told they are even polished under the carpet. We love that the kitchen has been upgraded over the years and our stove/oven only a few years young.

Built-in robes to 2 of the 3 bedrooms make living so much easier here. The drawers and cupboards in the master bedroom are the most gorgeous, well-crafted additions that are clearly a gift from the 70's. Ornate plasterwork, ceiling roses and high-pitched ceilings also add to the appeal. The carport is super handy for the vehicle.

This property is as neat as a pin and is priced competitively for immediate sale. Our seller has had quality tenants in the home since he purchased with a consistent return of \$450pw. Rates are approximately \$3450pa.

Now is the opportunity to purchase vacant possession for your own pursuits or explore the possibility to have a new tenant in by settlement. The last time this home was sold, we have multiple offers, and it was secured within a week. All because its clearly a great 'set-and-forget'.

Contact Kylie Swift of Virtue Property on 0488 161 621 to register your interest before it is SOLD! A pest and building report from 2024 can be made available to genuine buyers.

DISCLAIMER:

## Kylie Swift // 0488 161 621

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective buyer.

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